



September 15, 2005

AGENDA

COLUMBIA COUNTY PLANNING COMMISSION

The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

Call to Order Chairman Thigpen
Invocation Tom Sprague
Pledge of Allegiance Tony Atkins
Quorum Chairman Thigpen
Quorum present with five members.
Approval of Minutes for September 1, 2005 Chairman Thigpen
Tom Sprague moved to approve the minutes of September 1, 2005. Deanne Hall seconded.
Motion carried 4-0-1 (Dean Thompson abstained).
Reading of the Agenda Director Browning
Approval of the Agenda Chairman Thigpen
Deanne Hall moved to approve the Agenda as presented. Tony Atkins Seconded. Motion carried 5-0.

Old Business

1. **RZ 05-09-01**, County initiated action to establish a Corridor Protection Overlay District on all properties with Fury's Ferry Road frontage from the Columbia County line to the Georgia state line. *Commission Districts 1 and 2*

Tom Sprague made the motion to approve RZ 05-09-01 and to close the public hearing.
Dean Thompson seconded. Motion carried 4-1 (Tony Atkins).

New Business

Final Plat Director Browning/Staff

2. **Ashbrooke Section 1**, Chamblin Road, Zoned R-2 RCO (single family residential with a residential cluster overlay), 34 lots, 12.94 acres, *Commission District 3*
Deanne Hall made the motion to approve Ashbrooke Section 1. Tom Sprague seconded.
Motion carried 5-0.

Preliminary Plat Director Browning/Staff

3. **Pollard's Pass Road Project**, Washington Road, Zoned R-A (residential agricultural), 2 large parcels, 1011.49 acres, *Commission District 3*
Dean Thompson made the motion to approve Pollard's Pass Road Project Preliminary Plat. Deanne Hall seconded. Motion carried 4-0-1 (Ron Thigpen).



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Rezoning.....Director Browning/Staff

4. **RZ 05-09-04**, rezone 1.1 acres at 3811 Martinez Boulevard from R-3 (single family residential) to C-3 (heavy commercial). *Commission District 2*

Tony Atkins made the motion to approve RZ 05-09-04 and to close the public hearing. Dean Thompson seconded. Motion carried 5-0.

5. **RZ 05-09-05**, rezone 0.35 acres at 3618 Old Petersburg Road from P-1 (professional) to C-1 (neighborhood commercial) with a conditional use for residential use. *Commission District 2*

Tom Sprague made the motion to approve RZ 05-09-05 and to close the public hearing. Tony Atkins seconded. Motion carried 4-1 (Dean Thompson).

6. **RZ 05-09-06**, rezone 0.83 acres at 5411 Wrightsboro Road from R-A (residential agriculture) to C-C (community commercial). *Commission District 4*

Tony Atkins made the motion to approve RZ 05-09-06 and to close the public hearing. Tom Sprague seconded. Motion carried 2-3 (Ron Thigpen, Deanne Hall, Dean Thompson). Motion failed.

7. **RZ 05-09-07**, amend S-1 zoning for 1.86 acres at 634 Fury's Ferry Road to allow for construction of a public utility station (cell tower). *Commission District 1*

Dean Thompson made the motion to disapprove RZ 05-09-07 and to close the public hearing. Tom Sprague seconded. Motion carried 4-1 (Tony Atkins).

8. **RZ 05-09-08**, rezone 19.97 acres at 907 North Belair Road from R-1 (single family residential) & M-1 (light industrial) to R-3 (single family residential) with a Residential Cluster Overlay (RCO). *Commission District 1*

Tom Sprague made the motion to approve RZ 05-09-08 and to close the public hearing. Deanne Hall seconded. Motion carried 5-0.

9. **RZ 05-09-02**, County initiated action to establish a Corridor Protection Overlay District on properties with Washington Road frontage between William Few Parkway and the Evans Town Center Overlay District, about 500 feet northwest of Fieldstone Way. *Commission Districts 1 and 3*

Tom Sprague made the motion to approve RZ 05-09-02 and to close the public hearing. Dean Thompson seconded. Motion carried 3-2 (Ron Thigpen and Tony Atkins).

Staff CommentsDirector Browning/Staff

Public Comments..... Chairman Thigpen

Adjourn Chairman Thigpen

The Meeting Adjourned at 9:18 p.m.



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COLUMBIA COUNTY PLANNING COMMISSION

Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins

Meeting Schedule: September 2005 - October 2005

Board/Commission	Date	Time	Location
Planning Commission	September 15, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	September 20, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Plan Update Open House	September 22, 2005	6:00 PM	Evans Government Center Auditorium & Board of Education Auditorium, Appling
Planning & Engineering Services Committee	September 26, 2005	3:30 PM	General Conference Room, Building A
Board of Commissioners	October 4, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	October 6, 2005	6:30 PM	Evans Government Center Auditorium
Board of Commissioners	October 18, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	October 20, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	October 24, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on ***Tuesday, October 4, 2005*** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on ***Friday, September 30, 2005*** to place their name on the agenda for presentation.